

WOODSTOCK PLANNING & ZONING COMMISSION
REGULAR MONTHLY MEETING - MINUTES
THURSDAY, SEPTEMBER 18, 2014 at 7:30 P.M.
WOODSTOCK TOWN HALL, MEETING ROOM 1

I. MONTHLY MEETING AT 7:30 PM

- a. Call to Order – Meeting was called to order by Chair, Jeff Gordon, at 7:31pm. Noted that there is a quorum.
- b. Roll Call – Jeff Gordon, Fred Rich, Joe Adiletta, Dorothy Durst, Delia Fey, Dexter Young, David Fortin, Doug Porter, Syd Blodgett, John Anastasi, Gail Dickinson, Laura Cournoyer-Gagne
- c. Absent – Travis Sirrine, Lynn White,

II. CITIZENS' COMMENTS – Dorothy Durst recusing herself, was approached by member of the community regarding approval of Bentley Complex, rumors of amplification of noise and lights being used. PZC will follow-up during meeting.

III. DESIGNATION OF ALTERNATES – Doug Porter

IV. NEW BUSINESS - NONE

V. PRELIMINARY DISCUSSION

Susan Kimball present to discuss the easement on Klansek conservation lot. She would like to purchase the property to build a solar home and possibly a barn but has concerns regarding the restrictions to cutting down trees needed for heat. Since grantee is the town, written permission is needed prior to cutting and clearing. D. Fey gave suggestion of a written proposal, a 3-5yr plan, or possibly 10-15yr plan, once purchase is made, to give overall idea of number of trees to be cut in that time frame, rather than permission each time a tree would have to be removed. Tree Warden could make inspection of property and advise the commission. Possible revision of wording, instead of tree by tree removal, make it so many trees in a particular time frame by year. G. Dickinson didn't think the change was needed. A plan of intent needs to be presented to PZC, and vote will be done. Permission from current property owner to access the land and provide plan before purchase of property. D. Durst, to make clear for record, talking about easement dated 3/10/2011, section on pg 3, III in sections continued to pg 4 item #2, also items #6 & #7.

VI. PUBLIC HEARINGS – 8:00 p.m.

- a. #619-07-14 David Copeland, 224 English Neighborhood Road – 2 lot subdivision. Additional documents were received. J. Gordon and D. Fey had phone conference with town attorney on 9/16/14, gave wording regarding the easement. G. Dickinson and J. Anastasi recused themselves from the vote, as they weren't able to listen to last month's recording. Doug Porter is designated alternate. Applicant representative, Anne Kline, present, prepared application and site plan. J. Gordon noted that there were 2 typos that need fixing, on the Conservation Easement, 3rd page, I, #1, and II, needs to be approved and given to Board of Selectmen. J. Gordon notes that easement meets the requirements and no other documents needed. Attorney noted on the phone: approval will need to be conditional, the BOS must approve, if denied, it must come back to PZC whether a part of public hearing or not. D. Fey noted that if BOS has any changes then still must come back to PZC. BOS will be aware of what attorney has suggested. BOS have been notified, they cannot accept or approve until PZC have accepted. Curb cut criteria will have to be met: since already paved then pre-existing provisions satisfied. Safety issue has been addressed.

MOTION TO CLOSE PUBLIC HEARING MADE BY FRED RICH, SECONDED BY JOE ADILETTA. MOTION CARRIED UNANIMOUSLY.

- b. #82114-d Zoning Regulation Text Amendment, Article IV Section B.2.a.i and ii (revise) and C.2.a.i.a (new) minimum lot size for accessory apartment. Noted that this is a continuation of last public hearing. D. Fey sent memo on 9/12/2014 based on discussions from last public hearing. Minimal lot size must meet all regulations. Apartments not to exceed 600 sq. ft. or 33% of existing floor space, whichever is greater. All commissioners agree on this. Lake District has its own regulations in place, so changes made will be to Community District. Lot size to be $\frac{3}{4}$ of acre. If changing lot size then changes need to be made to subdivisions as well. Motion to close public hearing by Gail Dickinson, seconded by John Anastasi. D. Fey opens discussion: if attorney needs to make changes then process would have to start over. Attorney should review to be sure all is in compliance with state statute. D. Porter: continue public hearing for another month. Changes could be made without public hearing. **MOTION TO HAVE TOWN ATTORNEY REVIEW AND CONTINUE PUBLIC HEARING TO 10/16/2014 MADE BY FRED RICH, SECONDED BY DEXTER YOUNG. OPPOSED BY JEFF GORDON AND DAVE FORTIN. MOTION CARRIED.**

VII. OLD BUSINESS

- a. #619-07-14 David Copeland, 224 English Neighborhood Road – 2 lot subdivision – decision 1) conservation easement 2) apron cut 3) waiver request. G. Dickinson & J. Anastasi recusing, D. Porter alternate. All 5 criteria have been met including E&S bond. State Statute requires 7 PZC members to pass. **MOTION TO WAIVE REQUIREMENT AND ACCEPT WAIVER APPLICATION REQUIREMENT CHAPTER 4, SEC 1, SUBSECTION F, MADE BY DOROTHY DURST, SECONDED BY SYD BLODGETT. MOTION CARRIED UNANIMOUSLY.**
- MOTION TO APPROVE APPLICATION BY FRED RICH, SECONDED BY JOE ADILETTA. MOTION TO AMEND THE CONSERVATION EASEMENT TO BE CONDITIONAL BY BOARD OF SELECTMEN APPROVING THE EASEMENT. MADE BY FRED RICH, SECONDED BY DEXTER YOUNG. MOTION CARRIED UNANIMOUSLY.**
- MOTION TO ACCEPT THE ADDITIONAL CURB CUT MADE BY JOE ADILETTA, SECONDED BY FRED RICH, FOR THE RECORD, APPLICANT HAS SHOWN SAFETY ISSUE AND CURB IS ALREADY IN PLACE. MOTION CARRIED UNANIMOUSLY.**
- b. #82114-d Zoning Regulation Text Amendment, Article IV Section B.2.a.i and ii (revised) and C2.a.i.a (new) minimum lot size for accessory apartment. **CONTINUED TO PUBLIC HEARING ON 10/16/2014.**

VIII. CITIZENS COMMENTS – NONE

- IX. CHAIR’S REPORT – Jeff Gordon wanted to thank everyone for coming to the meeting.

X. MINUTES

Meeting Minutes – August 21st, 2014 D. Durst remove word expired on the nonresidential zoning permit, 3rd line down. **MOTION TO APPROVE WITH NOTES LISTED ABOVE MADE BY DEXTER YOUNG, SECONDED BY FRED RICH, G. DICKINSON & J. ANASTASI ABSTAINED. MOTION CARRIED UNANIMOUSLY.**

XI. ZEO REPORT

- a. Report on Zoning Enforcement
- 14 Shore Dr. – Improved.
 - 4 Perrin Rd – unable to do inspection and person was ill, going to reschedule.
 - 10 Oak Hill Lane – Violation notices sent to addresses on file, all have been returned, asked attorney to look for other addresses for this person.

- Complaint about Cat Shelter – odor problem. D. Fey visited the shelter on the same day as complaint, no odor detected.

XII. BUDGET REVIEW AND BILLS

- a. Bills – New bill from attorney. Memo sent authorizing amount spent. Memo sent out updating budget balance.

XIII. CORRESPONDENCE

- a. CT Siting Council, North Atlantic Towers, LLC, Rte 198 – 6 month extension granted for site operations, dated 09/05/14 - Noted and Received
- b. Report of Fire Marshal dated 08/15/14 for annual renewal at 599 Rte 169 – didn't find anything.
- c. John Navarro updated plan on Bradford Corner Rd and town has been notified.

XIV. MINUTES OF OTHER BOARDS AND COMMISSIONS - NONE

XV. OTHER

Issue with sound system at Bentley Field from Woodstock Academy. Leadership team has changed, should review sound system. Write to new Leadership team to be sure sound and lighting regulations are being followed. If equipment has been updated, then it should be reviewed. J. Gordon stated that a group of citizens had meeting with Headmaster about the P.A. systems issues. If there's a complaint, then it should be in writing. D. Fey noted that there have been no complaints received about Bentley Field.

XVI. ADJOURNMENT

MOTION TO ADJOURN BY GAIL DICKINSON, SECONDED BY JOHN ANASTASI, MOTIION CARRIED UNANIMOUSLY, 10:05 P.M.

Respectfully Submitted,

Laura Cournoyer-Gagne, Recording Secretary

DISCLAIMER:

These minutes have not yet been approved by the Planning & Zoning Commission. Please refer to next month's minutes for approval/amendments. Please note that the audio recording is the legal record of the meeting.

